

Buxton Road, North Chingford, E4 7DP

OFFERS IN EXCESS OF
£375,000

Coultons

PROPERTY SUMMARY

Situated on a highly sought-after residential turning just off Station Road in the heart of North Chingford, this beautifully maintained and exceptionally well-presented one-bedroom first-floor flat forms part of an attractive period conversion.

The spacious accommodation comprises a bright and airy living room, a modern fitted kitchen with ample space for dining, a stylish contemporary shower room, double glazing, and gas central heating throughout. The property also benefits from an allocated parking space to the rear, conveniently accessed via a service road, along with a lease of approximately 980 years remaining and a share of freehold.

Buxton Road enjoys an enviable position just moments from Station Road, where you'll find an excellent selection of independent shops, cafés, bars, and restaurants offering a wide variety of cuisines. Everyday amenities are well catered for with nearby supermarkets including Co-op and Tesco Express. For commuters, Chingford Overground Station is just around the corner, providing direct services into Liverpool Street. Excellent local bus routes are also available, while Walthamstow Central offers convenient interchange connections to the Victoria Line (Zone 3).

Perfectly balancing town and country living, the property is ideally located for access to the vast open spaces of Epping Forest, offering miles of scenic walks, cycling routes, and tranquil woodland surroundings to enjoy throughout the year.

In our opinion, this delightful home would make an ideal purchase for a first-time buyer, or anyone looking to downsize without compromising on location or convenience. Early viewing is strongly recommended to avoid disappointment.

1

1

1













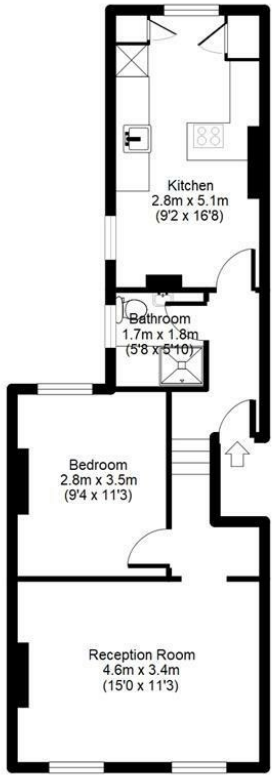






Buxton Road, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 532 sq. ft / 49 sq. m



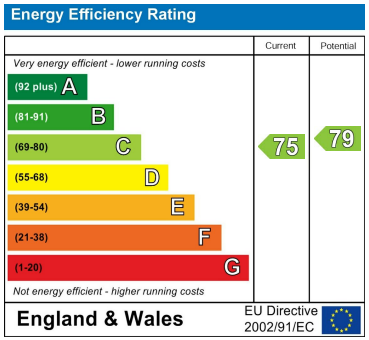
For identification purposes only
Measurements ar approx and not to scale

LOCAL AUTHORITY
Waltham Forest

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coultons

OFFICE ADDRESS
26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS
425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk